138.0	0002	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	**ARLINGTON**

	Total Card /	Total Parcel
APPRAISED:	938,200 /	938,200
USE VALUE:	938,200 /	938,200
ASSESSED:	938,200 /	938,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		PLEASANT VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROHR NORMAN & TERUKO
Owner 2:	
Owner 3:	
Street 1:	ERNA-ECKTSTEIN-STR. 15
Street 2:	81245
Twn/City:	MUNICH GERMANY
St/Prov:	Cntry: Own Occ: N
Postal:	Type:

PREVIOUS OWNER

Owner 1:	GREEN DONALD F/PATRICE R -
Owner 2:	-
Street 1:	11 PLEASANT VIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .146 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Wood Shingle Exterior and 2258 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6350.000	388,700		549,500	938,200
Total Card	0.146	388,700		549,500	938,200
Total Parcel	0.146	388,700		549,500	938,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.59 | /Parcel: 415.59

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	88318
GIS Ref	
GIS Ref	
Insp Date	09/01/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 138.0-0002-0001.0

!10653!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	388,700	0	6,350.	549,500	938,200		Year end	12/23/2021
2021	101	FV	376,400	0	6,350.	549,500	925,900		Year End Roll	12/10/2020
2020	101	FV	376,300	0	6,350.	549,500	925,800	925,800	Year End Roll	12/18/2019
2019	101	FV	291,600	0	6,350.	580,000	871,600	871,600	Year End Roll	1/3/2019
2018	101	FV	292,600	0	6,350.	427,400	720,000	720,000	Year End Roll	12/20/2017
2017	101	FV	292,600	0	6,350.	409,000	701,600	701,600	Year End Roll	1/3/2017
2016	101	FV	292,600	0	6,350.	378,500	671,100	671,100	Year End	1/4/2016
2015	101	FV	275,600	0	6,350.	317,500	593,100	593,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:07:05

LAST REV

Date	Time
10/12/21	14:26:11

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10653

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREEN DONALD F/	66747-144		1/29/2016		775,000	No	No		
EDM REALTY TRUS	45673-556		7/22/2005		595,000	No	No		
MASKELL GEORGE	24557-472		5/22/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	88318
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2013	31	Redo Bat	14,000	C				
9/17/2010	2023	Redo Kit	18,200					ADD FBATH

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2021	Mail Update	MM	Mary M
9/1/2017	MEAS&NOTICE	HS	Hanne S
9/1/2017	MEAS&NOTICE	HS	Hanne S
3/15/2017	SQ Returned	EMK	Ellen K
5/16/2013	Info Fm Prmt	EMK	Ellen K
2/24/2009	Measured	372	PATRIOT
11/16/2005	MLS	MM	Mary M
12/20/1999	Inspected	276	PATRIOT
11/18/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6350		Sq. Ft.	Site		0	90.	0.96	10									549,452						549,500	

Total AC/HA:	0.14578	Total SF/SM:	6350	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	549,452	Spl Credit		Total:	549,500

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.21680164
Const Adj.:	1.00500000
Adj $ / SQ:	134.517
Other Features:	124092
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	435744
Depreciation:	47060
Depreciated Total:	388684

COMMENTS

BK; 21925 PG; 126 BK; 9381 PG; 330 641-1221
OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

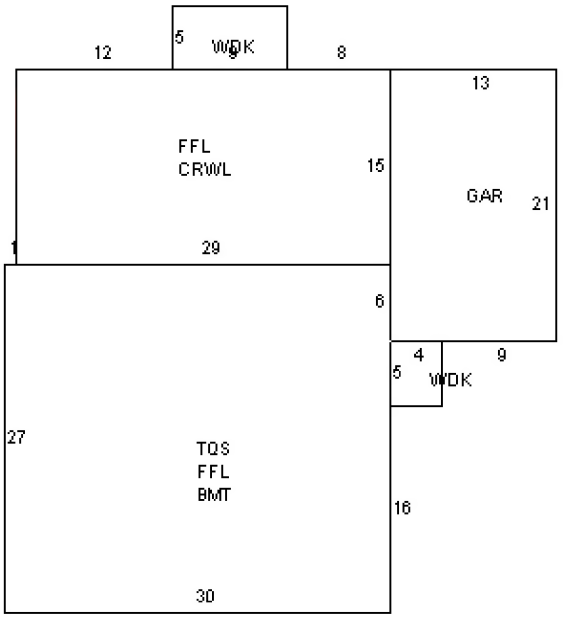
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	134.52
Special Features:	0	Val/Su Net:	113.13
Final Total:	388700	Val/Su SzAd	209.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,245	134.520	167,474
BMT	Basement	810	56.800	46,008
TQS	3/4 Story	608	134.520	81,719
CRWL	Crawl Space	435	20.180	8,777
GAR	Garage	273	24.280	6,628
WDK	Deck	65	16.080	1,045

Net Sketched Area:		3,436	Total:		311,651
Size Ad	1852.5	Gross Area	3638	FinArea	2258

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 138.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	